142.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,500 / 797,500
					USE VALUE:	797,500 / 797,500
					ASSESSED:	797,500 / 797,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATZ KEITH M & ALEXANDRA V
Owner 2:	
Owner 3:	
Street 1:	160 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DI VITO ALFRED F -
Owner 2:	LIFE ESTATE -
Street 1:	160 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,451 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5451.000	325,000	5,700	466,800	797,500
Total Card	0.125	325,000	5,700	466,800	797,500
Total Parcel	0.125	325,000	5,700	466,800	797,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.92 | /Parcel: 483.9

Legal Description

User Acct 91778

GIS Ref

GIS Ref

Insp Date 11/22/08

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0004-0001.0

!11005!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,000	5700	5,451.	466,800	797,500	797,500	Year End Roll	12/18/2019
2019	101	FV	248,700	5700	5,451.	437,600	692,000	692,000	Year End Roll	1/3/2019
2018	101	FV	248,700	5700	5,451.	361,800	616,200	616,200	Year End Roll	12/20/2017
2017	101	FV	248,700	5700	5,451.	332,600	587,000	587,000	Year End Roll	1/3/2017
2016	101	FV	248,700	5700	5,451.	303,400	557,800	557,800	Year End	1/4/2016
2015	101	FV	234,400	5700	5,451.	297,600	537,700	537,700	Year End Roll	12/11/2014
2014	101	FV	234,300	4900	5,451.	276,600	515,800	515,800	Year End Roll	12/16/2013
2013	101	FV	234,300	4900	5,451.	263,200	502,400	502,400		12/13/2012

PRINT

Date	Time
12/11/20	01:13:28

LAST REV

Date	Time
01/25/18	18:45:36

apro

PAT ACCT. 11005

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI VITO ALFRED	62933-220		11/15/2013		661,000	No	No		ALFRED F DIVITO D.O.D. 4/23/2013.
DI VITO ALFRED	49176-366		3/26/2007	Family	1	No	No		
	11194-68		8/15/1966			No	No		N

USER DEFINED

Prior Id # 1:	91778
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2006	298	Re-Roof	20,535	C		G7	GR FY07	
4/4/2003	263	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2008	Meas/Inspect	345	PATRIOT
1/29/2000	Inspected	263	PATRIOT
11/18/1999	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5451		Sq. Ft.	Site		0	80.	1.07	9									466,824						466,800	

Total AC/HA: 0.12514 | Total SF/SM: 5451 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 466,824 | Spl Credit | Total: 466,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	12 - Other		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28713584
Const Adj.:	0.98990101
Adj $ / SQ:	165.638
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399221
Depreciation:	74255
Depreciated Total:	324965

COMMENTS

sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

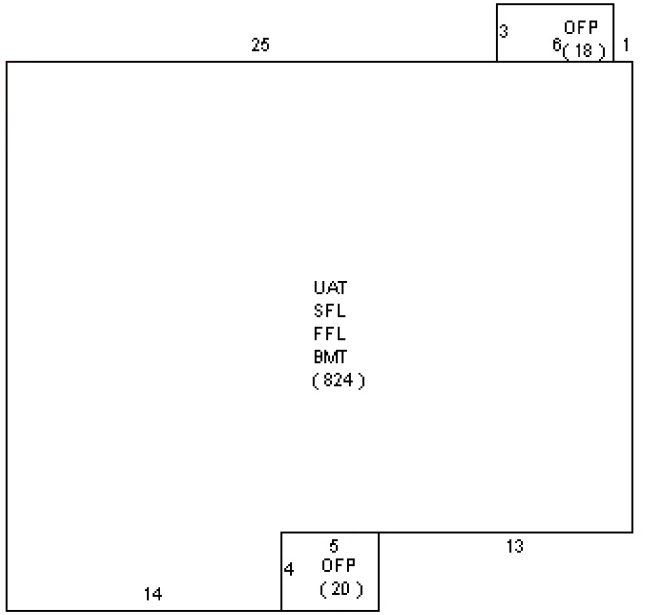
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.64
Special Features:	0	Val/Su Net:	119.66
Final Total:	325000	Val/Su SzAd	197.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	824	49.690	40,946
FFL	First Floor	824	165.640	136,486
SFL	Second Floor	824	165.640	136,486
UAT	Upper Attic	206	66.260	13,649
OFP	Open Porch	38	43.560	1,655

Net Sketched Area:	2,716			Total:	329,222
Size Ad	1648	Gross Are	3334	FinArea	1648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

142.0-0004-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	GD	1930	21.58	T	30	101			5,700			5,700

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700